



Bury Old Road, Heywood OL10 3PD

Arboricultural Impact Assessment

July 2024

Contents

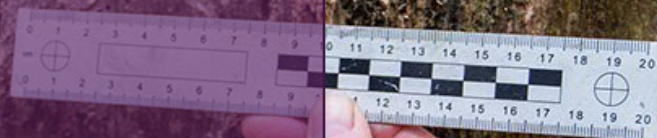
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Drawing(s)

TCP/5138/Y/100	Arboricultural Plan
ARB/5138/Y/200	Arboricultural Layout
TRP/5138/Y/300	Tree Removal Plan



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Figures

Figure 1 Google Earth view of site.



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Chapter 1 Introduction

1.01

ACS Consulting is instructed by BTP Architects, Stockport to report on trees and the implications for the proposed development at Bury Old Road, Heywood OL10 3PD. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures (BS5837:2012 - 5.3.4),

1.03

The site was visited during June 2024. A survey of the trees was completed in accordance with BS5837 – 2012. All the trees have been summarised in the tables in Appendix A.

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Chapter 2 Background

2.01 Location

The site is located to the west of Heywood, a town in the Metropolitan Borough of Rochdale. (Figure 1).

2.02 The Site

The site is part brownfield site with extensive concrete, brick wall, foundations from former structures that were cleared in the early 2000s and highway verge.

2.03 Statutory Protection

The site is not located in a Conservation Area. Details of Tree Preservation Orders are not known.

2.04 Policy

In terms of trees, the application will be subject to the policies of Rochdale Metropolitan Borough Council and central government.

2.05 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits as: Glaciofluvial Deposits, Devensian - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be: Slowly permeable seasonally wet acid loamy and clayey soils.

2.06 Topographical Survey

The arboricultural survey is based on the supplied plan.



Figure 1

Chapter 3 Tree Survey

3.01

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Each tree or group was assigned to one of the four retention categories [A,B,C,U] specified by BS5837. The individual descriptions and other relevant information are contained in the attached schedule and they are shown on the attached plans, based on the original topographical survey. Only trees with a stem diameter of 75 millimetres measured at 1.5 metres above the ground are required to be recorded.

3.02

The heights were measured with a digital Hypsometer and the diameters taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01 Application

The proposed development is for: 22 *two and three bed semi-detached houses with car parking.*[sic].

4.02 Development Implications

The methodology for assessment is based on BS5837 – 2012 Trees in relation to design, demolition and construction – Recommendations. The guidance recommends that impacts on arboricultural assets should be assessed by considering:

1. Which arboreal assets are affected by the proposed development;
2. Understand what contribution the arboreal assets make to the significance of the site and location;
3. Identify what impact the loss of arboreal assets of the site might have on that significance;
4. Consider maximising enhancements and avoiding harm.

4.03 Loss for Development

The proposals require the loss of the trees both within the site and those on the verge. The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed location. The benefits of the development and its change of use will help to meet local regeneration and housing objectives.

Chapter 5 Conclusions

5.01

The application site is described in detail in the planning, design and access statement.

5.02

The development to the site and the overall benefit to the local and wider economy outweighs the amenity value of the trees being lost. The losses can be mitigated with a strong landscaping plan.

Appendix A

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Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading	RPA Radius (M)	RPA Area (M ²)
				N	E	S	W										
1	Lime	12	460	4.5	4.5	#4	5	2	3	EM	Good	Good	A tree of high quality and value in the landscape.	40+	A1/2	5.5	96
2	Malus	3	210	3	2	3	3	2	2	EM	Fair/Poor	Poor	Large stem injury with advance decay. Poor wound wood. A tree of low quality and value in the landscape.	10+	C1/2	2.5	20
3	Malus	3	130	1	1	1	1	2	2	SM/ EM	Poor	Poor	Extensive dysfunction on the stem. A tree of low quality and value in the landscape.	10+	C1/2	1.6	8
4	Ash	11	450	5	6	6	5	3 (S)	2 (S)	EM	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2	5.4	92
5	Lime	11	470	#6.5	6.5	4	5	2	2	EM	Good	Good	A tree of high quality and value in the landscape.	40+	A1/2	5.6	100
6	Sycamore	12	490	5	4	3	6	2	2	EM	Good	Good	Tri-stemmed at 2m. A tree of moderate quality and value in the landscape.	20+	B1/2	5.9	109
7	Sorbus	10	515	4	4.5	4.5	4.5	2	2	M	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2	6.2	125
8	Malus	4	150	2	1	0.5	0.5	2	2	EM	Poor	Poor	Stem injuries with advanced decay. Poor distribution of leaves. A tree of low quality and value in the landscape.	10+	C1/2	1.8	10
9	Sorbus	10	505	5	5	5	4	2	2	M	Good	Good	A tree of high quality and value in the landscape.	40+	A1/2	6.1	115
10	Sorbus	10	465	5	1	4.5	4	1	2	M	Good	Good	Poor past pruning practice. A tree of moderate quality and value in the landscape.	20+	B1/2	5.6	98
11	Lime	12	#450	6	#6	4	4	1 (E)	2 (E)	EM	Good	Good	Epicormic growth around the base. A tree of high quality and value in the landscape.	40+	A1/2	5.4	92
12	Ash	12	#450	#2	#6	#6	5.5	3	2	EM	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2	5.4	92

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